159.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,100 / 723,100
					USE VALUE:	723,100 / 723,100
					ASSESSED:	723,100 / 723,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEARSON RUBY L & ARTHUR L JR
Owner 2:	TTEES/ RUBY L PEARSON TRUST
Owner 3:	
Street 1:	77 WAVERLY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PEARSON RUBY L -
Owner 2:	-
Street 1:	77 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1648 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	303,100		420,000	723,100
Total Card	0.138	303,100		420,000	723,100
Total Parcel	0.138	303,100		420,000	723,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.77 /Parcel: 438.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 105825

GIS Ref

GIS Ref

Insp Date 12/12/08

!12424!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,100	0	6,000.	420,000	723,100		Year end	12/23/2021
2021	101	FV	293,000	0	6,000.	420,000	713,000		Year End Roll	12/10/2020
2020	101	FV	293,000	0	6,000.	420,000	713,000	713,000	Year End Roll	12/18/2019
2019	101	FV	231,900	0	6,000.	420,000	651,900	651,900	Year End Roll	1/3/2019
2018	101	FV	231,900	0	6,000.	354,000	585,900	585,900	Year End Roll	12/20/2017
2017	101	FV	231,900	0	6,000.	324,000	555,900	555,900	Year End Roll	1/3/2017
2016	101	FV	231,900	0	6,000.	276,000	507,900	507,900	Year End	1/4/2016
2015	101	FV	217,800	0	6,000.	240,000	457,800	457,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:42:38

LAST REV

Date	Time
08/03/21	11:18:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12424

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEARSON RUBY L,	78288-314	1	7/21/2021	Convenience	1	No	No		
PEARSON ARTHUR	57001-552		6/17/2011	Convenience	1	No	No		
	7536-476		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	105825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2015	155	Redo Bat	16,500					Complete bathroom
6/28/2012	816	Porch	5,600					REPL FRONT PORCH
9/19/2011	1143	Redo Kit	27,000	C				BUILD 4X12 SIDE AD

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
5/3/2012	Info Fm Prmt	BR	B Rossignol
12/12/2008	Meas/Inspect	345	PATRIOT
2/5/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28713584
Const Adj.:	0.98990101
Adj $ / SQ:	140.155
Other Features:	91600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372399
Depreciation:	69266
Depreciated Total:	303132

COMMENTS

OF=BMT SINK & BMT LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

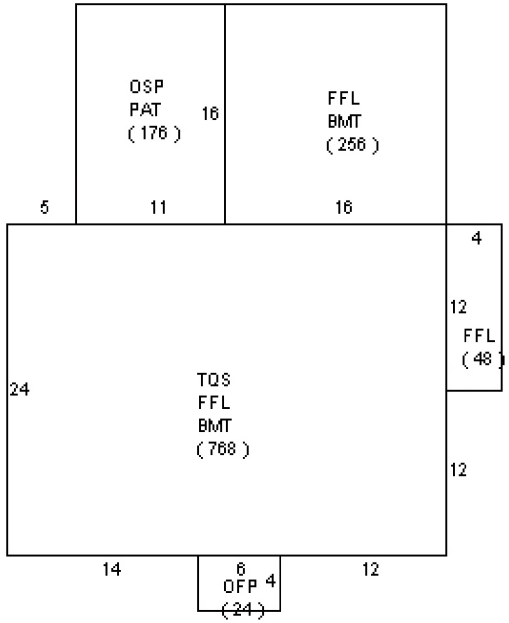
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.16
Special Features:	0	Val/Su Net:	99.44
Final Total:	303100	Val/Su SzAd	183.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,072	140.160	150,246
BMT	Basement	1,024	42.050	43,056
TQS	3/4 Story	576	140.160	80,729
OSP	Screen Porch	176	28.180	4,959
PAT	Patio	176	4.340	763
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	3,048	Total:	280,798
Size Ad	1648	Gross Area	3240	FinArea	1648
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

159.0-0008-0002.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	